

PLANNING DIRECTORS HEARING

December 12, 2018

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

No Items.

3. CONSENT CALENDAR

- a. **HP17-002**. Historic Preservation Permit to allow the removal of a 31-square foot shed from the rear interior (northeast) corner, removal of a 170-square foot previously enclosed porch, and construction of a first and second story addition of 388 square feet to the rear of a two and a half-story City Landmark Structure (HL06-156), the Arguello-Gosbey House (also known as The Hensley House), in the Hensley Historic District located at 456 North 3rd Street, on a 0.14-gross acre site in the R-M Multiple Residence Zoning District. (Lea King, Owner). Council District: 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Historic Preservation Permit as described above.

ACTION: APPROVED WITH ADDED CONDITIONS

- b. **HP18-001**. Historic Preservation Permit to allow the demolition of a garage and deck, and an 86-square foot addition to rear of the existing single-family residence, exterior modifications, a new 392-square foot secondary unit, and the removal of three non-ordinance sized trees on a 0.1-gross

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acre site located at east side of South 5th Street, approximately 50 feet southerly of East William Street (512 South 5th Street, San Jose) in the R-M Multiple Residence Zoning District. (Shepherd Clarice, Owner). Council District: 3. CEQA: Exempt pursuant to CEQA Sections 15301 for Existing Facilities and 15331 for Historical Resource Restoration/Habilitation.

PROJECT MANAGER, RHONDA BUSS

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Historic Preservation Permit as described above.

ACTION: APPROVED

- c. **PDA07-094-02.** Planned Development Permit Amendment to modify the previously approved permit (Planned Development Permit File No. PD07-094) to allow two commercial condominium units and one residential condominium unit at a mixed-use development currently under construction, with no physical changes to the site or building, on a 1.16-gross acre site in the A(PD) Planned Development Zoning District, located at southeast corner of South 2nd Street and Keyes Street (1144 South 2nd Street, San Jose). (Second Street Studios, LP, Owner). Council District: 3. CEQA: Determination of Consistency with the South 2nd Street Studios Mitigated Negative Declaration (File No. PDC07-086) .

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Consider the Determination of Consistency with the Sound 2nd Street Studios Mitigated Negative Declaration (File No. PDC07-086) in accordance with CEQA. Approve a Planned Development Permit Amendment as described above.

ACTION: APPROVED

- d. **TR18-410.** Live Tree Removal Permit to remove one (1) Ash tree that is approximately 168 inches in circumference located on 72 gross-acre lot in the R-M(PD) Planned Development Zoning District at 460 Los Arboles Street. (Cao Lien X., Owner). Council District: 7. CEQA: Exempt pursuant to CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, NIZAR SLIM

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Live Tree Removal Permit as described above.

ACTION: APPROVED

4. PUBLIC HEARING

- a. **TR18-444.** Live Tree Removal Permit to allow the removal of (1) one Redwood tree, approximately 97 inches in circumference, located in the front yard of a single-family residence on a 0.26-gross acre site in the R-1-8 Single-Family Residence Zoning District located at 1269 Settle Avenue (Davis David Joseph Jr and Sarah L, owners). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. *Deferred from 11/28/2018*

PROJECT MANAGER, NIZAR SLIM

Staff Recommendation: Consider the Exemption in accordance with CEQA. Deny a Live Tree Removal Permit as described above

ACTION: APPROVED WITH ADDED CONDITIONS

5. ADJOURNMENT

Meeting adjourned at 9:46 a.m.